

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 51
Meeting Date: 09/05/02

SUBJECT: COSTCO #SGF-2002.49

PREPARED BY: Hector Tapia, Senior Planner (480-350-8331)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8331)

LEGAL REVIEW BY: N/A

BRIEF: This is the second public hearing for Costco for a 10th Amended General and Final Plan of Development for Price Club Plaza I to expand Costco Wholesale store (Parcel "A") located at 1445 West Elliot Road.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the second public hearing for **COSTCO** (Costco Wholesale Inc., Kim Stever, property owner) for a building addition to the existing Costco store located at 1445 West Elliot Road. The following is requested from the City of Tempe:

#SGF-2002.49 A 10th Amended General Plan of Development for Price Club Plaza I and a Final Plan of Development for Parcel "A" to expand Costco by 11,200 s.f. at the west side of the building and 936 s.f. for a food services expansion along the north side of the building, increasing the total size of the Costco building to 142,136 s.f. The total Price Club Plaza I includes 442,815 s.f. of building area on 39.6 net acres in the PCC-2 Zoning District, located at 1445 West Elliot Road.

Document Name: 20020905devsrh13 **Supporting Documents:** Yes

SUMMARY: This request is to amend the existing Price Club Plaza I plan of record to add an 11,200 s.f. building addition at the west side of the existing Costco Wholesale store. This request also includes a 936 s.f. addition at the middle portion of the front of the store to accommodate a food services expansion (under the existing canopy). The requested changes are in Parcel "A" only. No changes are proposed for the existing 6,880 s.f. tire center. The total new building area within Parcel "A", with those additions, is 154,435 s.f. This Costco expansion requires the deletion of 40 parking spaces and a landscape area located at the west side of the existing building. New landscape islands were added, west of this addition and south of the tire center. The total required parking spaces for Costco is 648 and the parking provided is 796. No building setback or parking variances are necessary for this expansion. On July 23, 2002, Planning Commission approved this request on their consent agenda and on August 8, 2002, City Council held the first public hearing. Staff supports this request subject to conditions. To date, no public input has been received.

RECOMMENDATION: Staff – Approval
Planning Commission - Approval
Public – None to date

- ATTACHMENTS:**
1. List of Attachments
 2. History & Facts
 3. Description
 4. Comments / Reasons for Approval
 5. Conditions of Approval
-
- A. Location Map
 - B. Letter of Explanation/Intent
 - C. Amended General Plan of Development
 - D. Final Plan of Development, Parcel A
 - E. Elevations
 - F. Floor Plan
 - G. Landscape Plan
 - H. Grading and Drainage Plan
 - I. Recorded 9th Amended General and Final Plan of Development
 - J. Aerial Photo

HISTORY & FACTS:

December 15, 1988.

City Council approved a zoning change from I-1 to PCC-2 for Price Club Plaza, consisting of 447,780 s.f. on 39.68 net acres and a Final Plan of Development for Price Club itself on Parcel "A".

March 27, 1989.

City Council approved a Final Plan of Development for Home Base (formerly called Home Club) consisting of 113,600 s.f. on Parcel "B".

January 11, 1990.

City Council approved a Final Plan of Development for Drug Emporium consisting of 45,875 s.f. on Parcel "B".

June 19, 1990.

The Hearing Officer approved a use permit for Price Club to allow outdoor dining and food service for the Price Club on Parcel "A".

April 15, 1993.

City Council approved an Amended General and Final Plan of Development for Price Club itself on Parcel "A" with a use permit and variance to allow a 2,500 s.f. expansion of the existing tire store, subject to conditions.

September 8, 1994

Council approved an Amended Plan of Development to allow an expansion of Price Club and construction of Staples and Tutor Time on Parcel "B" in Price Club Plaza.

June 1, 1995

Council approved an Amended General and Final Plan of Development a use permit and a variance to allow a veterinary clinic on Parcel "B" in Price Club Plaza.

September 11, 1997

Council approved an Amended (#6) General and Final Plan of Development for Price Club Plaza I (Parcel "B") and an Amended Subdivision Plat for 7 lots and setback variances for lots 5 and 6.

October 16, 1997

Council approved an Amended General and Final Plan of Development, including a use permit to add a Costco's Automated Fueling facility.

June 3, 1999

Council approved an Amended General and Final Plan of Development, including a use permit to add an additional fuel pump island to the existing Costco's Automated Fueling facility.

July 23, 2002.

Planning Commission approved the Amended General and Final Plan of Development for the Costco Wholesale Store 11,200 s.f. building addition at the west end of the existing building and a 936 s.f. addition at the middle portion of the front of the store to accommodate a food services expansion (under the existing canopy).

August 1, 2002.

City Council introduced this request.

DESCRIPTION: Owner - Costco Wholesale Inc., Kim Stever (Parcel "A")
Applicant – Mark Schaefer, WRG Design, Inc
Architect – MulvannyG2 Architecture
Existing zoning – PCC-2

Total site area:

Price Club Plaza I

Site Area –	39.62 net acres
Building Area –	442,815 s.f.

Parcel A:

Costco Wholesale Site, PAD A - Black Eyed Pea

Site Area -	15.98 net acres
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Building Area Parcel "A"

Costco -	142,016 s.f. (includes existing + additions)
Tire Center -	6,880 s.f.
<u>Black Eyed Pea -</u>	<u>5,419 s.f.</u>
Total:	154,435 s.f.

Lot Coverage -	23%
Parking required -	648 spaces
Total Parking provided -	796 spaces
Bicycle parking required -	52 spaces
Bicycle parking provided -	14 spaces (previously approved variance)
Min. Required Landscaping -	20%
Provided Landscaping -	19.1% (previously approved variance)

COMMENTS: This request is to amend the existing Price Club Plaza I plan of record to add an 11,200 s.f. building addition at the west end of the existing Costco Wholesale store located at the southeast corner of Priest Drive and Elliot Road. This request also includes a 936 s.f. addition at the middle portion of the front of the store to accommodate a food services expansion under the existing canopy.

The Final Plan of Development request is for the changes in Parcel "A" only. No changes are proposed for the existing 6,880 s.f. Tire Center or to PAD A where the 5,419 s.f. Black Eyed Pea restaurant is located. The total new building area within Parcel "A", with those additions, is 154,435 s.f. The Costco building is 142,136 s.f.

Parking

This Costco expansion requires the deletion of 40 parking spaces. The total required parking spaces for Costco is 648 and the parking provided is 796. Although during special days the parking lot appears to be full, the parking spaces south of the tire center or south of the Automatic Fuel center Facility are available most of the time.

Landscaping

The landscape area located at the west side end of the existing Costco building will be deleted, but new landscape islands were added, west of this addition and south of the tire center.

No building setback or parking variances are necessary for this expansion. On July 23, 2002, Planning Commission approved this request on their consent agenda. Staff recommends approval subject to conditions. To date, no public input has been received.

**REASON(S) FOR
APPROVAL:**

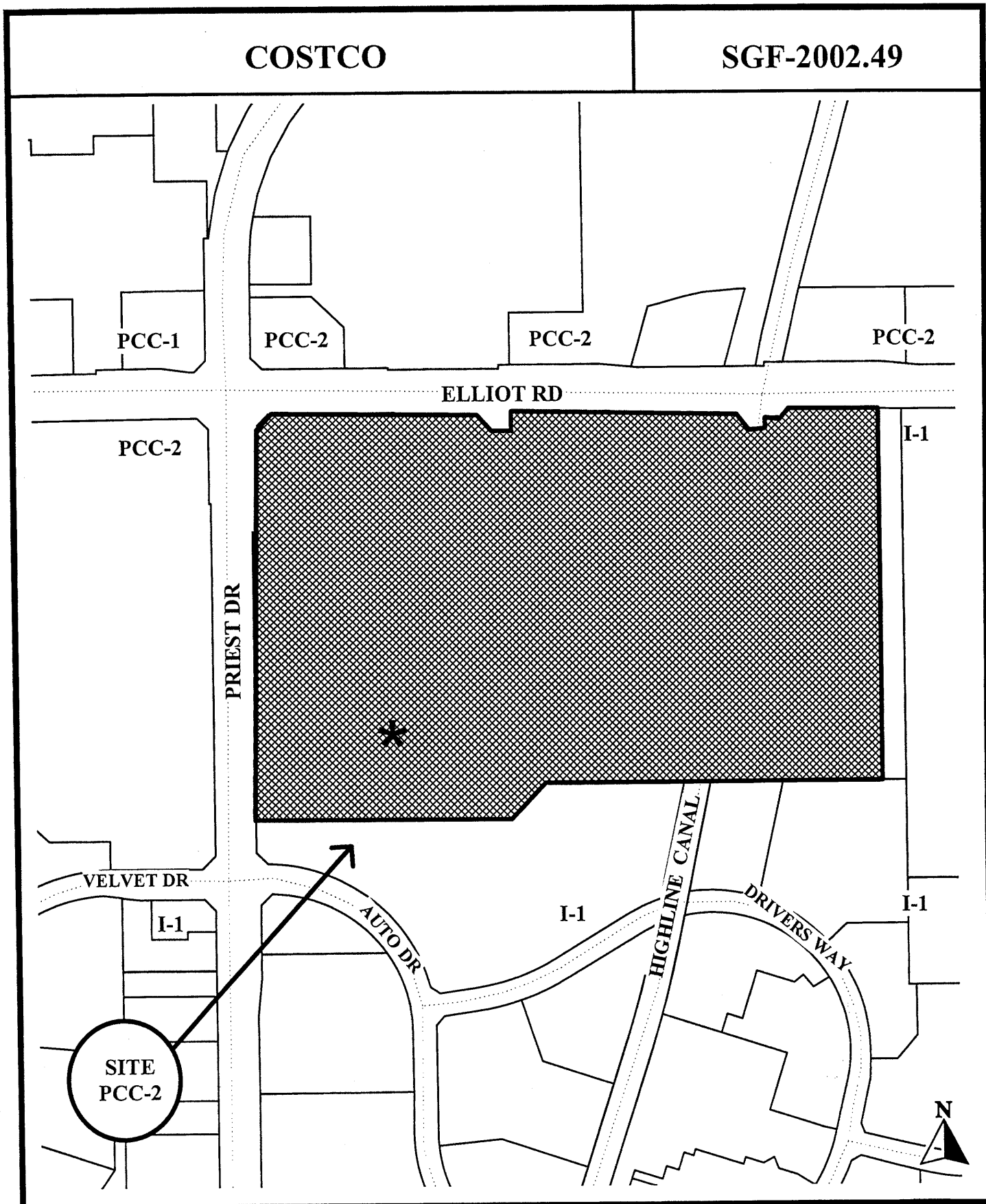
1. The proposed addition creates no variances or the need for a use permit. The proposed parking supply should be sufficient to meet the demand. The benefits of the Costco expansion out weight any concerns, if any.

**CONDITION(S)
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. This plan shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
4. The Amended General and Final Plan of Development shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe Development Services Department, **on or before September 5, 2003**. The Planning Division prior to recordation shall review details of the document format.

COSTCO

SGF-2002.49



Location Map

A

COSTCO

WHOLESALE Warehouse

Letter of Explanation / Intent

Tempe, Arizona
June 25, 2002

Applicant:
Costco Wholesale
999 Lake Drive
Issaquah, WA 98027

Prepared by:
WRG Design, Inc.
4808 N. 22nd Street
Phoenix, AZ 85016

B

JUN 25 2002

SGF.2002.49

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JUN 25 2002

B1

I. DEVELOPMENT TEAM

Property Owner/Applicant:

Costco Wholesale
999 Lake Drive
Issaquah, WA 98027
Phone: 425/427-7554
Fax: 425/313-8105
Contact: **Kim Stever**

Planning:

WRG Design, Inc.
4808 N. 22nd Street
Phoenix, AZ 85016
Phone: 602/977-8000
Fax: 602/977-8099
Contact: **Mark Schaefer, P.E.**

Civil Engineer/
Landscape Architect:

WRG Design, Inc.
4808 N. 22nd Street
Phoenix, AZ 85016
Phone: 602-977-8000
Fax: 602-977-8099
Contact: **Mark Schaefer, P.E.**

Architect:

Mulvanny.G2 Architecture
1110 112th Avenue NE, Suite 500
Bellevue, WA 98004
Phone: 425/463-2000
Fax: 425/463-2002
Contact: **Kenn Roberts**

II. SITE INFORMATION

Site Address:	1445 W. Elliot; Tempe, AZ 85284
Tax Map:	Section 16 Township 1 South Range 4 East
Existing Zoning:	PCC-2
Existing Site Size:	14.9 ^{15.98} acres NET ACRES
Existing Costco Warehouse Size:	130,000 square feet (2.98-acres)
Existing Costco Tire Center Size:	6,880 square feet (0.16-acres)
Total Existing Building Size:	136,880 square feet (3.14-acres)
New Warehouse Addition:	11,200 square feet (0.26-acres) + 936 s.f. FOOD SERVICES
Total Proposed Building Size:	148,080 ^{149,016} square feet (3.40-acres)
Proposed Open Space	2.8-acres (19% of Costco Site)
Total Existing Parking Spaces:	835
Total Parking Spaces After Improvements:	795 ⁷⁹⁶
Handicapped Parking Spaces:	18

III. SITE DESCRIPTION

The site of the proposed improvement is an existing commercial warehouse located on a parcel within the existing Price Club Plaza I Development. The Price Club Plaza I Development consists of 39.6 acres of commercial and retail buildings. It is located at the southeast corner of Priest Drive and Elliot Road. The Costco site is bounded to the north by Elliot Road, to the west by Priest Drive, to the south by an existing Enterprise car rental company, and to the east by an abandoned Home Base building and parking lot (located with the Price Club Plaza I Development).

Costco Wholesale is a cash and carry retail/wholesale operation, selling high quality national brands and private label merchandise for commercial and personal use. It also sells to individuals who are members of selected employee groups. Warehouse hours of operation are typically Monday through Friday from 10:00 AM to 8:30 PM, Saturday 9:30 AM to 6:00 PM, and Sunday 10:00 AM to 5:00 PM. Delivery hours generally occur from 6:00 to 10:00 AM.

IV. PROPOSAL SUMMARY

Costco is proposing to expand the existing building by 11,200 square feet, increasing the total size of the building from 130,000 square feet to 141,200 square feet. The new building addition will be constructed on the west side of the building. The purpose of the addition is for additional rack and merchandise display space within the proposed building.

The proposed building expansion will result in the loss of 40 parking stalls, as the total count of Costco parking will be reduced to 835 to 795. However, despite the fact that the site will be losing 40 parking stalls, the development will continue to exceed the minimum parking requirement of 644 spaces (per Section 4-302 of the Tempe Zoning Ordinance No. 808, effective Dec 15, 2000).

The proposed building expansion will also include the addition of 14 bike racks. The bike racks are proposed per Tempe standard detail T-578 and will be located adjacent to the existing Costco Tire Center (See Site Plan, Sheet D1). It is anticipated that a majority of the bike trips to the Costco site will be made by employees. Due to the sale of bulky merchandise, customer bike trips are anticipated to be minimal. Under existing Variance Case #SGF -88.59 for Parcel A of the Price Club Plaza, only 7 spaces are currently required on this site. This number will be doubled with the proposed expansion.

The proposed building expansion will result in the loss of 11 existing Elm trees located adjacent to the building (See Landscape Plan, Sheet L1). These trees will be replaced with new Elm trees to be located in proposed landscape islands and diamond planters within the parking lot west of the expansion as well as adjacent to the loading dock screen wall south. These trees will maintain the existing landscape coverage in this area as well provide additional screening at the loading dock wall.

The proposed grading and drainage for this site will act in the same manner as it currently does. Currently building roof drains on the west side of the Warehouse are directed into the west parking lot. The parking lot sheet flows west, away from the building and is directed into a concrete valley gutter, which flows south through the parking lot to an existing catch basin on the south side. With the building expansion, a portion of the west parking lot adjacent to the building will be removed and raised to match the proposed building addition grades. Also the north end of the concrete valley gutter will shift west slightly to minimize the parking lot slopes in this area. The impervious area for this drainage basin will be relatively the same as currently exists.

Currently, as-built and topographical survey information indicates no utilities located within the building expansion area. Therefore disturbance of existing site structures or utilities is not anticipated.

V. CONCLUSION

The proposed building expansion and parking lot improvements will enhance service to warehouse members and can meet all applicable city zoning and design standards. The proposed development complies the City's Zoning Ordinance and can meet all relevant design standards.

**MEMORANDUM**

VIA FAX

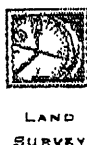
To: Dee Dee Kimbrell, City of Tempe 480-350-8872

From: Mark Schaefer, P.E.

Cc: Kim Stever, Costco Wholesale Inc. 425-313-8105
Kenn Roberts, MulvannyG2 Architecture 425-463-2047

Date: 6-28-02

Project: Costco Expansion, Tempe AZ
City #: DS020480
WRG#: 4022589
Re: Updated Project Data
Pages: 3



Dee Dee-

On Tuesday, ~~July~~ ^{JUNE} 25, we submitted to Planning and Zoning for a Development Plan Amendment for the above Costco Expansion project located at 1445 W. Elliot Road.

Please accept the following updated project data worksheet which reflects the 936 square foot Food Services Expansion of the existing Costco Warehouse Building. This expansion was proposed on the Schematic Floor Plan, Sheet P2.1-14, with our submittal however was not reflected within the project data information listed on the Site Plan, Sheet D1. With the addition, the Total New Building square footage will be 149,016 square feet.

I have also updated the project data information listed on the Schematic Elevations, Sheet P3.1-03 to reflect this as well.

I hope that this does not create any confusion. If you have any questions or need any further clarifications on this please do not hesitate to call. Thank you for your understanding in this matter.

4808 N. 22nd St.
Suite 150
Phoenix, AZ
85016

PH 602/977-8000
FX 602/977-8099

www.wrgd.com

RECEIVED
02 JUN 28 AM 9:14
TEMPE-DEVELOPMENT
SERVICES DEPARTMENT

JUN 28 2002

B5

PROJECT DATA

**SITE PLAN
SHEET D1**

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: 1445 W. ELLIOT ROAD
TEMPE, AZ 85284

SITE AREA: 14.9 ACRES (648,186 S.F.)

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED BY USING
MULVANNY ARCHITECTS SITE PLAN DATED
5/12/99, AND WRG TOPOGRAPHICAL SURVEY
DATED JUNE 2002

SUBMITTED BY: WRG DESIGN INC.

BUILDING DATA:

EXIST. BUILDING AREA 130,000 S.F.

EXIST. TIRE CENTER 6,880 S.F.

TOTAL EXIST'G BUILDING 136,708 S.F.

NEW BUILDING ADDITION 11,200 S.F.

FOOD SERVICES EXPANSION 936 S.F.

TOTAL NEW BUILDING 149,016 S.F.

% OF LOT COVERAGE 23.0%

PARKING DATA:

EXISTING PARKING: 835 STALLS

REVISED PARKING:

STANDARD STALLS: 777 STALLS

HANDICAP STALLS: 18 STALLS

TOTAL NEW PARKING 795 STALLS

TOTAL PARKING (LOST): 40 STALLS

PARKING REQUIRED: 648 STALLS

LANDSCAPE REQUIRED: 15%

OTHER:

SETBACKS: FRONT 60'+ REAR 60'+ SIDE 50' PCC-2

ZONING: PCC-2

PERMITS/VARIANCES REQUESTED: BUILDING

CONSTRUCTION TYPE: TYPE II-N

HEIGHT OF BUILDING: 29'-6"

SPRINKLER SYSTEM PER TEMPE UBC: YES

NOTES: EXISTING CONDITIONS TO BE FIELD VERIFIED.

RADING AND DRAINAGE
SEE SHEET D2

B6

UPDATED PER SCHEMATIC FLOOR PLAN



TEMPE
#436

1445 W. ELLIOT ROAD
TEMPE, AZ 85284



1110 112TH AVE. NE | SUITE 500
BELLEVUE, WA | 98004

1 425.463.2000 | 1 425.463.2002

MulvannyG2.com

94-047 E
JUNE 12, 2002

BUILDING
ADDITION
AND REMODEL

P3.1-03

PROJECT DATA

BUILDING DATA:

EXIST. BUILDING AREA	130,000 S.F.
EXIST. DETACHED TIRE CENTER	6,880 S.F.
TOTAL EXIST. BUILDING	136,880 S.F.
NEW BUILDING ADDITION	11,200 S.F.
FOOD SERVICES EXPANSION	936 S.F.
TOTAL NEW BUILDING	149,016 S.F.



UPDATED PER SCHEMATIC FLOOR PLAN

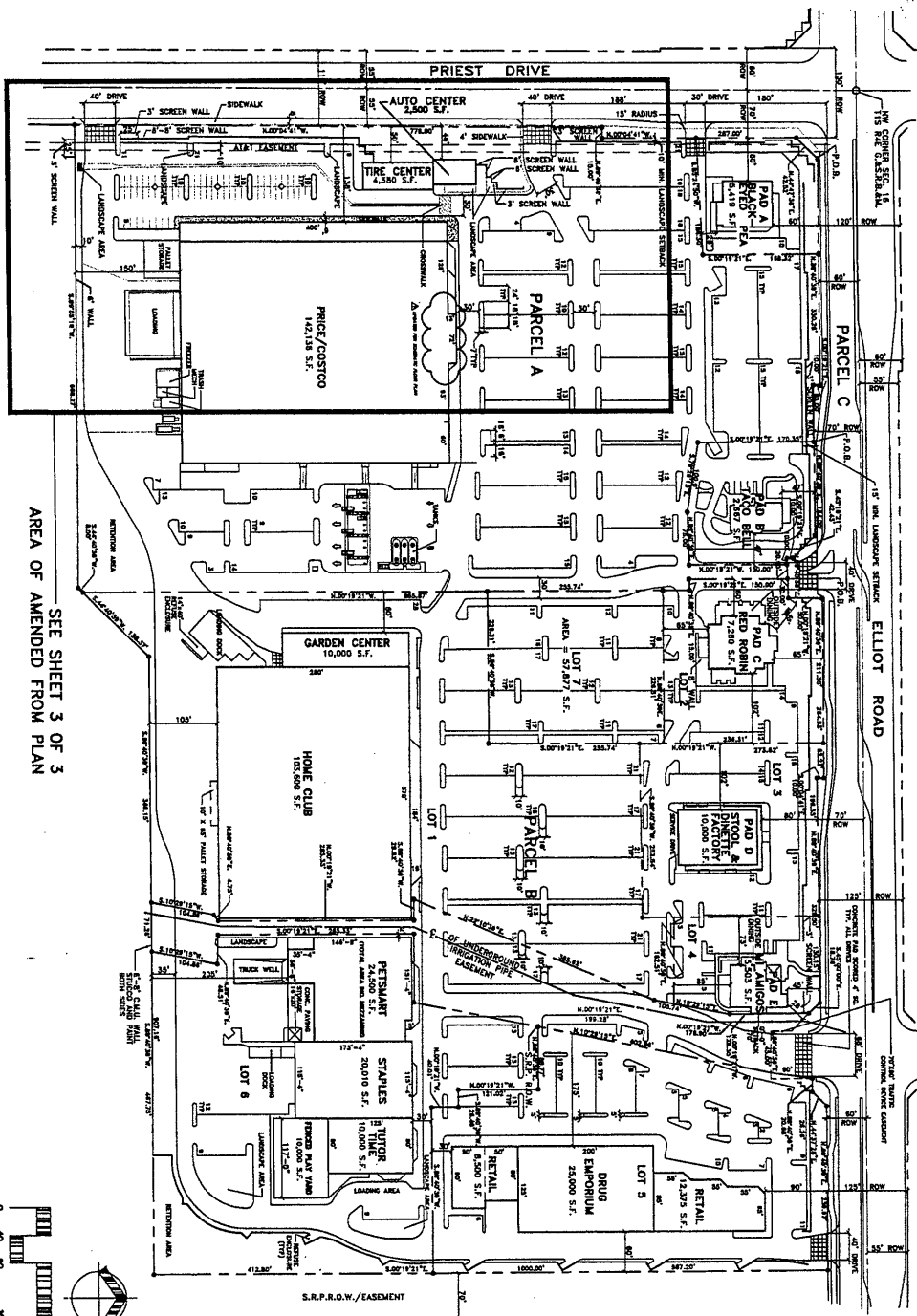
ELEVATIONS

JUNE 12, 2002

B7

10TH AMENDED GENERAL PLAN OF
DEVELOPMENT FOR
PRICE CLUB PLAZA I
PARCEL A COSTCO BUILDING EXPANSION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



SEE SHEET 3 OF 3
AREA OF AMENDED FROM PLAN



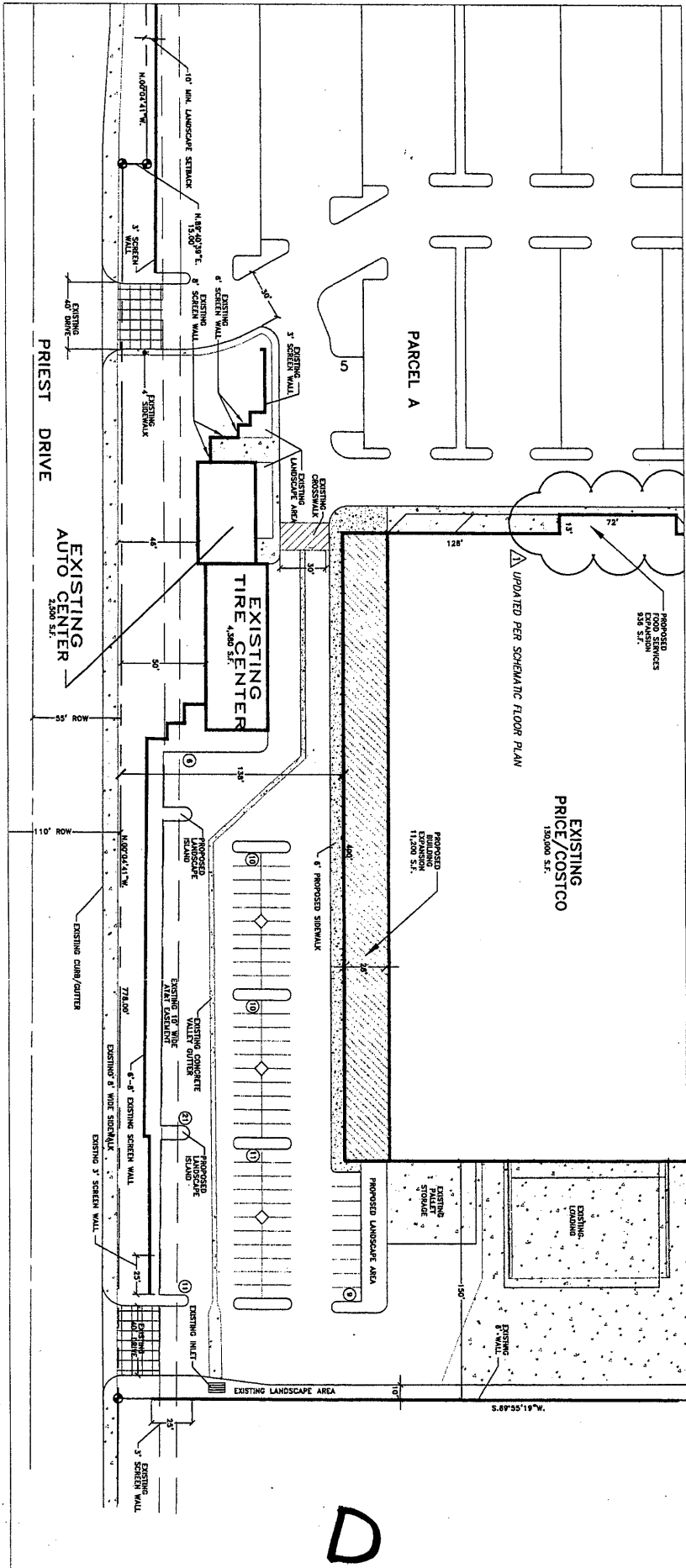
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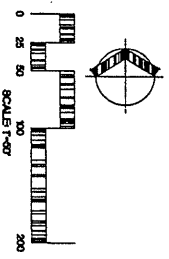
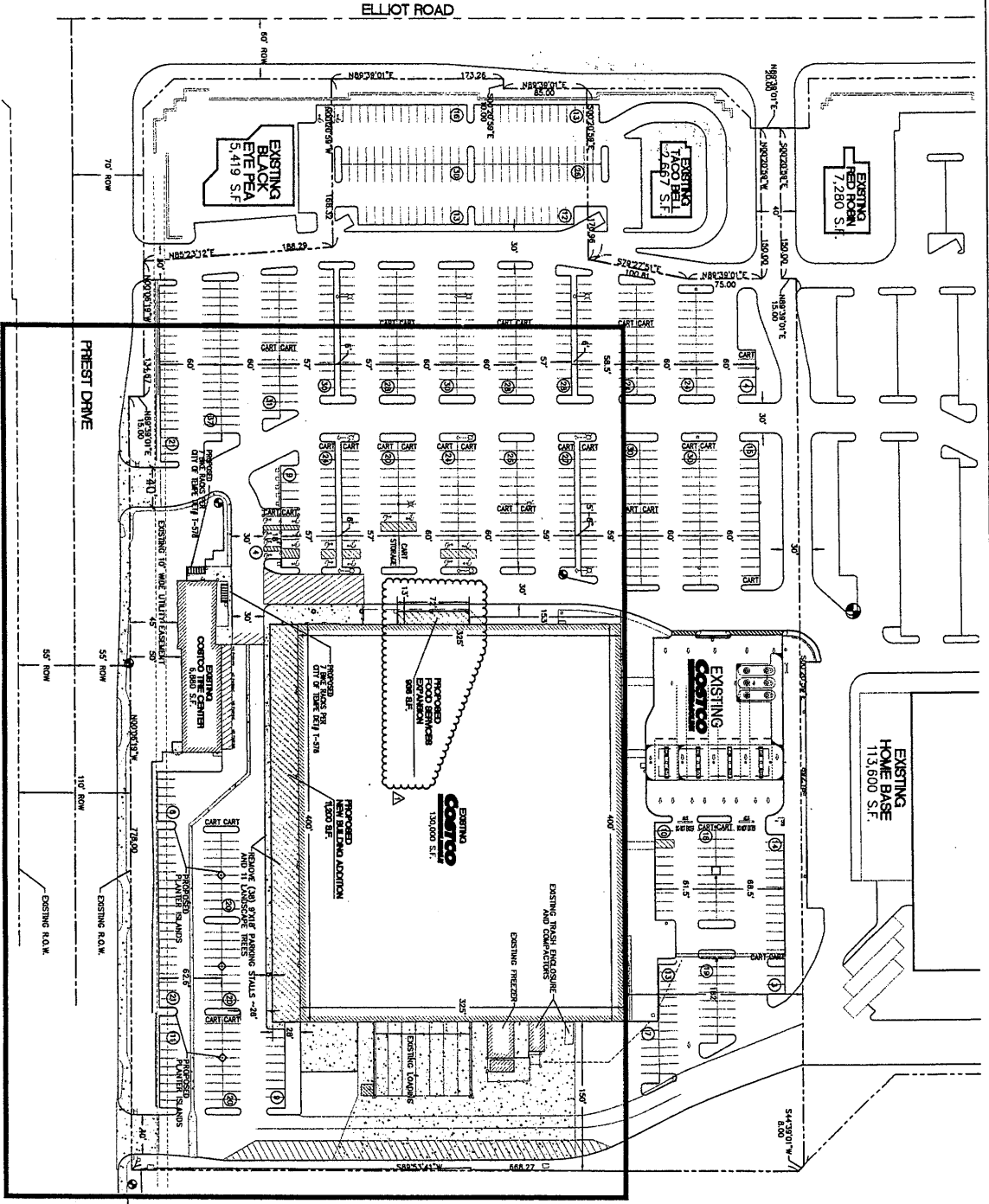
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SEP-2002.49
09/2002

10TH AMENDED GENERAL PLAN OF
DEVELOPMENT FOR
PRICE CLUB PLAZA I
PARCEL A COSTCO BUILDING EXPANSION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA





OWNER
Costco Wholesale
1980 Lake Mead Blvd
Scottsdale, AZ 85267
(480) 724-0025

PROJECT TEAM

ARCHITECT
WATKINS Architecture
1100 N. 22nd Street
Suite 100
Phoenix, AZ 85016
(602) 443-1354

CML ENGINEER
WTC Design, Inc.
4800 N. 22nd Street
Phoenix, AZ 85016
(602) 977-8000

SHEET INDEX
1 SITE PLAN
2 GRADING AND DRAINAGE PLAN
3 LANDSCAPE PLAN

PROJECT DATA

CLIENT: COSTCO WHOLESALE
1980 LAKE MEAD BLVD
SCOTTSDALE, AZ 85267

PROJECT ADDRESS: 1445 N. ELLIOT ROAD
TEMPE, AZ 85284

SITE AREA: 14.8 ACRES (646,186 S.F.)

DOMINANT: THE PLAN HAS BEEN PREPARED BY USING
MULHANN ARCHITECTS SITE PLAN DATED
5/17/02, AND A METEOROLOGICAL SURVEY
BY WIND DESIGN INC.

BUILDING DATA:

EXIST. BUILDING AREA	130,000 S.F.
EXIST. TIRE CENTER	0,800 S.F.
TOTAL EXIST. BUILDING	130,800 S.F.
NEW BUILDING ADDITION	130,000 S.F.
FOOD SERVICES EXPANSION	5,367 S.F.
TOTAL NEW BUILDING	140,000 S.F.
% OF LOT COVERAGE	23.0%

PARKING DATA:

EXISTING PARKING	825 STALLS
REMOVED PARKING	777 STALLS
STANDARD STALLS	18 STALLS
TOTAL NEW PARKING	785 STALLS
TOTAL PARKING LOSS	777 STALLS
LANDSCAPE REQUIRED	145

OTHER:

SETBACKS	FRONT 60' ±	REAR 50'	SIDE 50'
ZONING	PDC-2		
PERMITS/INANCES REQUESTED:	BUILDING		
CONSTRUCTION TYPE:	TYPE R-N		
HEIGHT OF BUILDING:	28'-6"		
SPRINKLER SYSTEM PER TYPE USE:	YES		

NOTES: EXISTING CONDITIONS TO BE FIELD VERIFIED.
SEE SHEET 02

SITE PLAN

COSTCO TEMPE

BUILDING EXPANSION

TEMPE, ARIZONA

PROJECT NO. - 4022589

JUNE 28, 2002

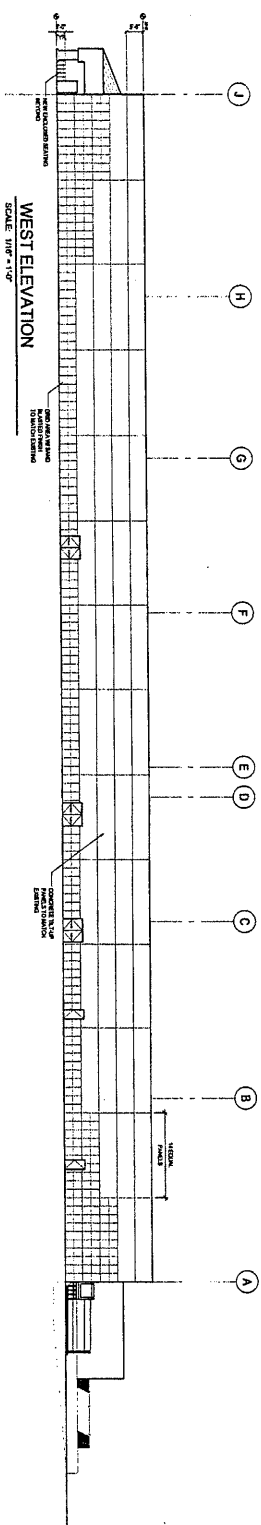
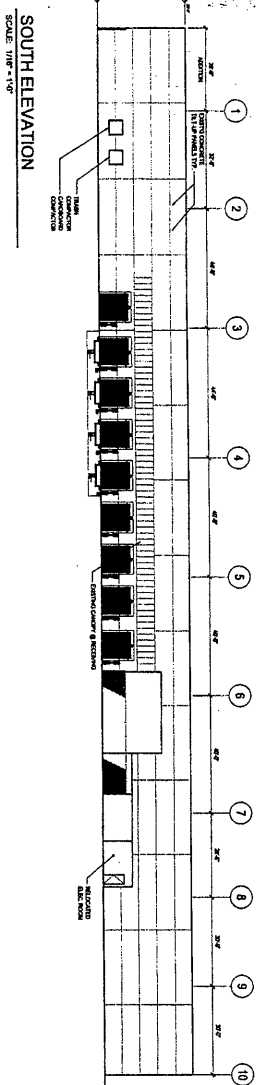
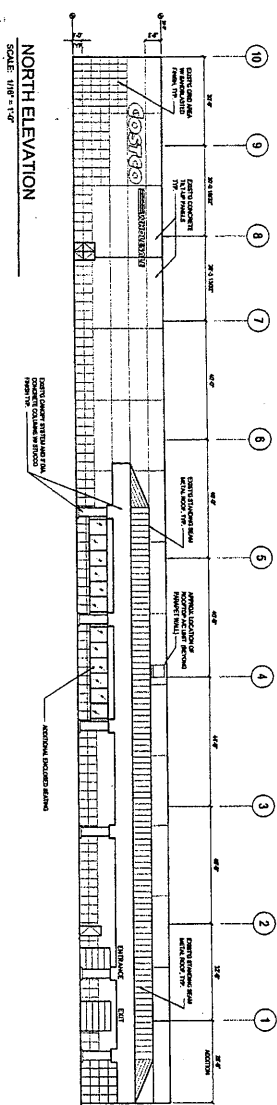
WATKINS ARCHITECTURE

4800 N. 22ND STREET, SUITE 100
SCOTTSDALE, AZ 85267
TEL: 602.443.1354 FAX: 602.977.8000

PLANNING • DESIGN • LANDSCAPE ARCHITECTS • INTERIORS

666.2002.49

JUL 02 2002



COSTCO WHOLESALE

TEMPE, ARIZONA

SCHEMATIC ELEVATIONS

PROJECT DATA

BUILDING DATA:

EXIST. BUILDING AREA	130,000 S.F.
EXIST. DETACHED TIRE CENTER	6,880 S.F.
TOTAL EXIST. BUILDING	136,880 S.F.
NEW BUILDING ADDITION	11,200 S.F.
FOOD SERVICES EXPANSION	936 S.F.
TOTAL NEW BUILDING	149,016 S.F.

Δ UPDATED PER SCHEMATIC FLOOR PLAN

P3.1-03

JUNE 12, 2002

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S 4 F, 2002. 49

E

**WEST SIDE
ADDITION**

PROJECT DATA

BUILDING DATA:

EXIST. BUILDING AREA	130,000 S.F.
EXIST. TIRE CENTER	6,880 S.F.
TOTAL EXISTING BUILDING	136,880 S.F.
NEW BUILDING ADDITION	11,200 S.F.
FOOD SERVICES EXPANSION	936 S.F.
TOTAL NEW BUILDING	148,016 S.F.

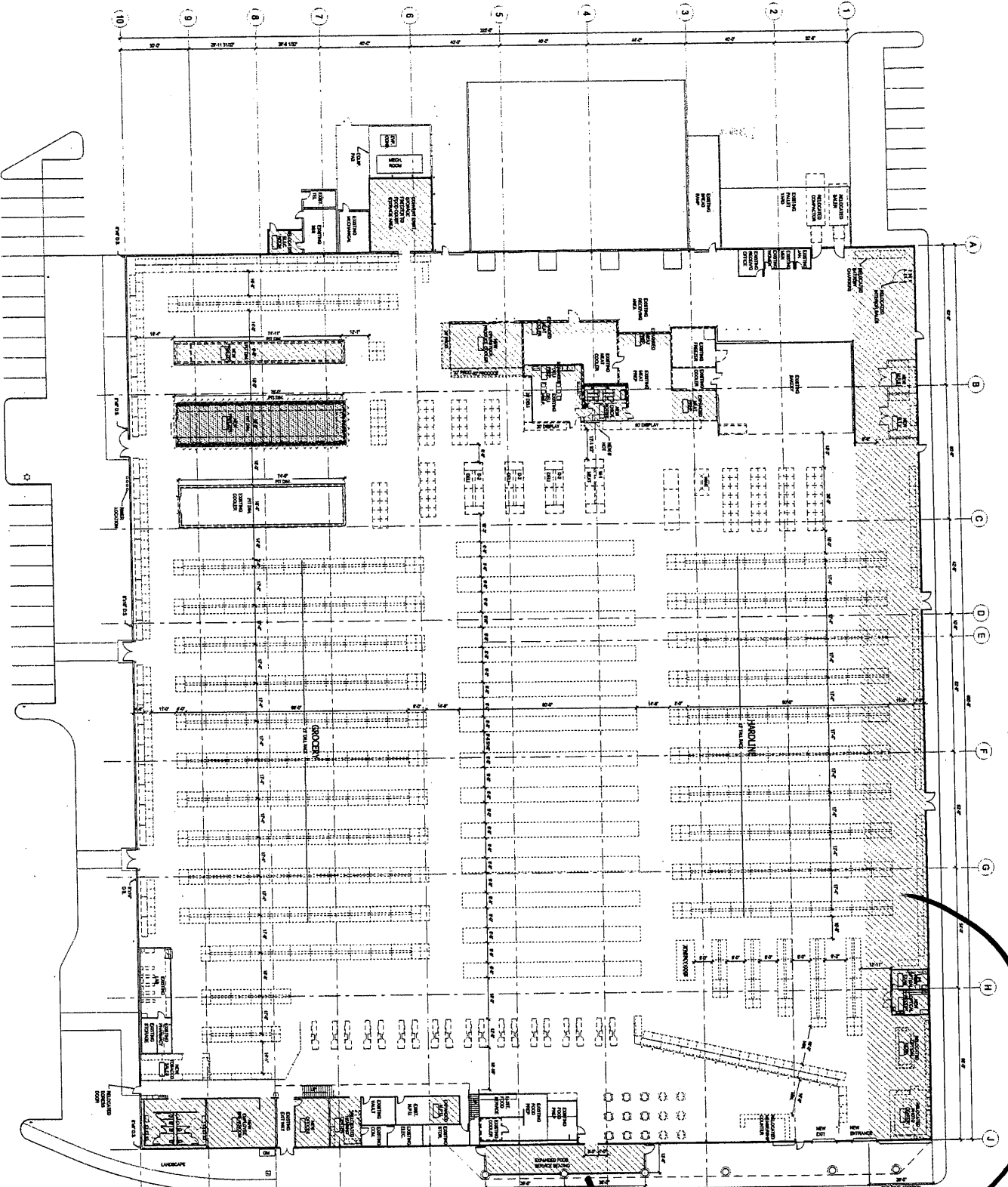
RACK COUNT:

GROCERY RACKS	240
CENTER SECTION	15,609 S.F.
HARDLINE RACKS	210

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

△ UPDATED AND SCALED FLOOR PLAN

**FOOD SERVICES
EXPANSION**



NORTH

MEZZANINE
SCALE: 1/8" = 1'-0"

COSTCO
WHOLESALE
TEMPER
436

MUUVANNY, G2

1110 11TH AVE S. SUITE 100
TEMPE, AZ 85284
1110 11TH AVE S. SUITE 100
TEMPE, AZ 85284
1110 11TH AVE S. SUITE 100
TEMPE, AZ 85284

P2.1-14

SCHEMATIC FLOOR PLAN

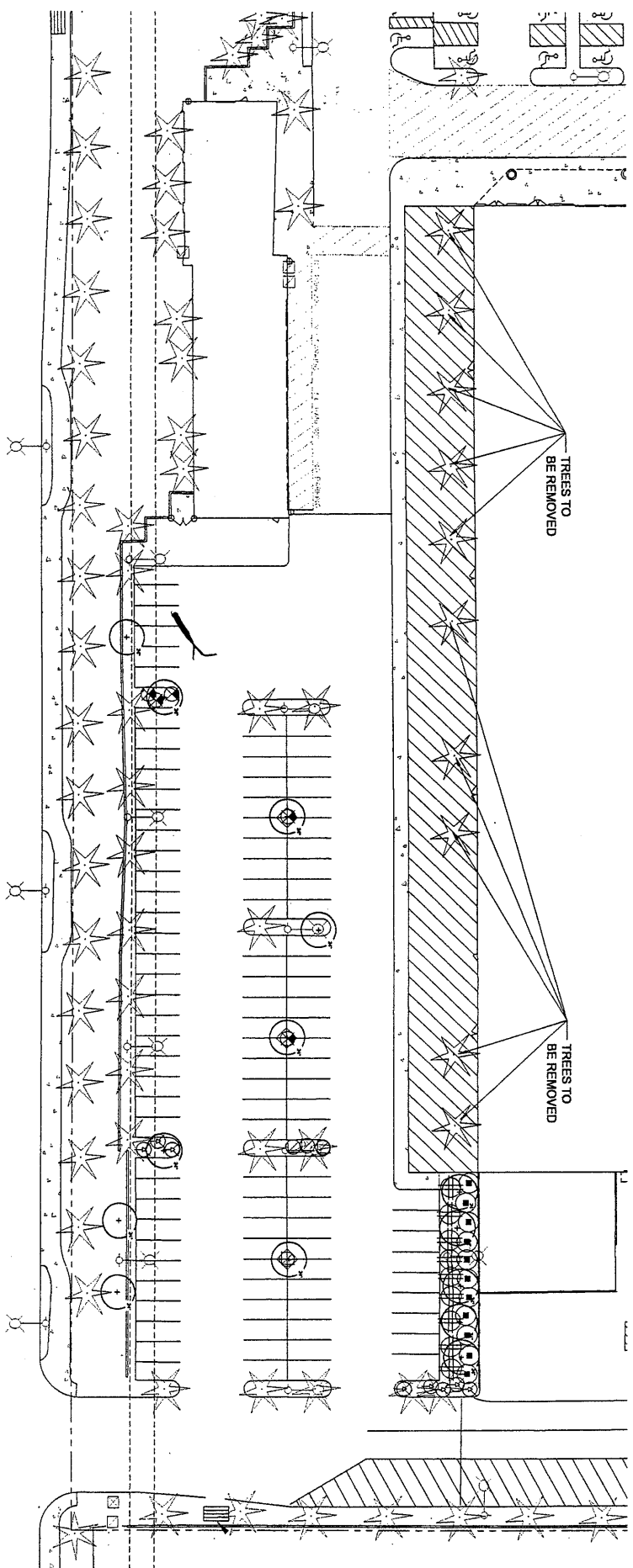
JUNE 11, 2002

COSTCO WHOLESALE

TEMPE, ARIZONA

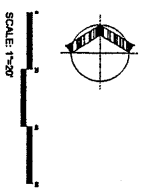
JUL 0 2002 SET 2002.4

JUL 0 2 2002



Plant Schedule

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY.	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY.
TREES									
(+)	Ulmus parvifolia	Chinese Evergreen Elm	24" Box	14	(+)	Ulmus parvifolia	Chinese Evergreen Elm	24" Box	14
EXISTING TREES TO REMAIN									
(*)	Ulmus parvifolia	Chinese Evergreen Elm			(*)	Ulmus parvifolia	Chinese Evergreen Elm		
EXISTING TREES TO BE REMOVED									
(*)	Ulmus parvifolia	Chinese Evergreen Elm			(*)	Ulmus parvifolia	Chinese Evergreen Elm		



**LANDSCAPE PLAN
COSTCO TEMPE
BUILDING EXPANSION
TEMPE, ARIZONA**

PROJECT NO. - 4022589
JUNE 25, 2002

DESIGNING
W R G

4400 N. 29th Street, Suite 100 Phoenix, AZ 85018
Tel: 602/977-2000 Fax: 602/977-7000
www.wrgdesign.com

LANDSCAPE ARCHITECTS

SGF: 2002.49
JUL 02 2002

PRIEST DR

ELLIOT RD

COSTCO

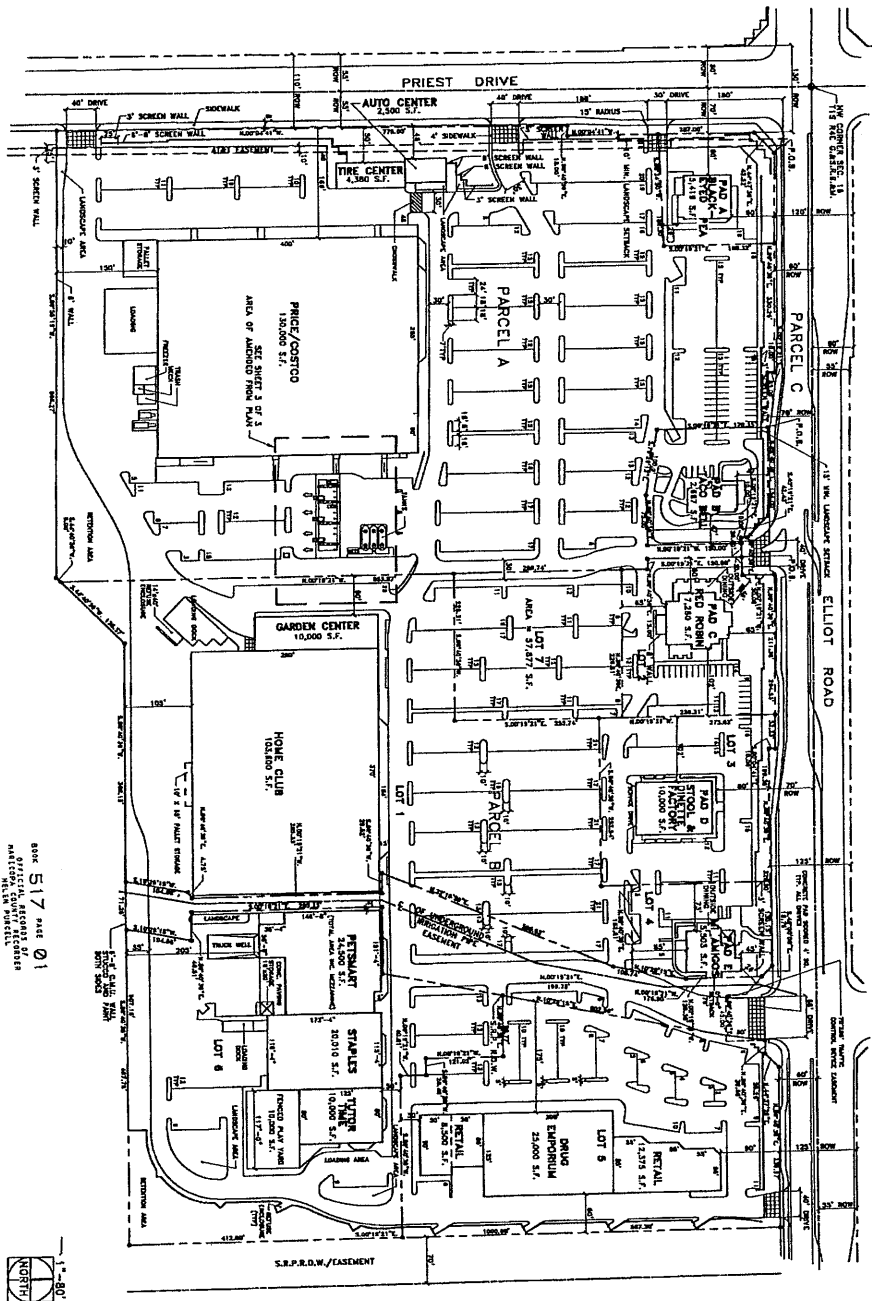
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9TH AMENDED GENERAL PLAN OF
DEVELOPMENT FOR
PRICE CLUB PLAZA I
PARCEL A COSTCO GAS STATION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



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PL 5185



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